

SEC. 11.51. INDUSTRIAL PARK DISTRICT. (I-PRK).

Subd. 1. Purpose. In addition to the other objectives prescribed herein, the objectives in the Industrial Park District are as follows:

- A. The provisions of this section shall be administered and enforced in a manner to clearly support objectives of the City, community organizations, and civic groups to locate industrial development in the City.
- B. To reserve appropriately located areas for industrial and related activities.
- C. To protect areas appropriate for industrial uses from intrusion by inharmonious uses.
- D. To protect residential and commercial properties and to protect nuisance-free, nonhazardous industrial uses from noise, odor, insect nuisance, dust, dirt, smoke, vibration, heat and cold, glare, truck, and rail traffic, and other objectionable influences, and from fire, explosion, noxious fumes, radiation, and other hazards incidental to certain industrial uses.
- E. To provide opportunities for certain types of industrial plants to concentrate in mutually beneficial relationships to each other.
- F. To provide adequate space to meet the needs of modern industrial development, including off-street parking and truck loading areas and landscaping. To provide sufficient open space around industrial structures to protect them from the hazard of fire and to minimize the impact of industrial plants and nearby uses.
- G. To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them.
- H. To establish and maintain high standards of site planning, architecture, and landscape design that will create an environment attractive to the most discriminating industries, research and development establishments.
- I. To provide and ensure the continuity of locations for industries that can operate on small sites with minimum mutual adverse impact.

Subd. 2. Permitted Uses.

- A. Technologically innovative industries.
- B. Manufacturing/industrial operations.

C. Industrial services or supplies.

D. Wood products.

E. Construction establishments.

F. Transportation.

G. Warehouses.

F. Assembly, manufacturing, packaging and wholesaling businesses.

G. Mini-storage facilities.

Subd. 3. Conditional Uses.

A. Coal and building material storage.

B. Other uses similar to those stated in Subd. 2, above, as deemed appropriate by the Board of Adjustment. *Source: Ordinance No. 93-8, Effective Date: 11-7-93*

C. Large L.P. tanks *Source: Ordinance No. 94-6, Effective Date: 9-26-94*

Subd. 4. Interim Uses.

A. Equipment Testing Towers *Source: Ordinance 141 2nd Series; Effective Date November 9th, 2009*

Subd 5 Lot, Yard, Area and Height Requirements

Minimum Lot Size	30,000 ft.
width	150 ft.
depth	200 ft.

Minimum Yards

front	40 ft.
side	25 ft.
rear	25 ft.

Maximum Lot Coverage	75%
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Maximum Height	50 ft.
Accessory Structures	
Max. Height	40 ft.
front setback	40 ft.
side setback	25 ft.
rear setback	25 ft.

Subd 6. Required Conditions.

- A. All uses shall comply with the regulations prescribed in the General Regulations provisions of this Chapter.
- B. All uses must comply with the Performance Standards provisions of this Chapter.
- C. Acceptable, approved sanitary service must be provided to accommodate structures.
- D. Zoning requests will be considered only on the basis of a comprehensive development plan for the entire area to be zoned and schematic plans for initial structures and site development.
- E. Rezoning requests will be considered only on the basis of a planned unit development except where the rezoning is contiguous to an existing commercial district.

Subd. 7 Building Design Requirements. Building design standards are hereby established to ensure industrial buildings meet acceptable aesthetic standards.

1) Applicability. The design standards in this section shall apply to the following:

- (a) All facades of new principal buildings;
- (b) All facades of new accessory buildings;
- (c) Remodeling of existing buildings that result in “refacing” more than one side of an existing building, or refacing of the wall oriented toward the nearest public road.
- (d) Additions to buildings that increase the gross floor area by more than 25%. Additions not exceeding this threshold may be constructed using exterior materials that match or are compatible with the existing building materials

2) Design Standards

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- a. Height. The maximum height of all buildings must not exceed 50 feet.
- b. Structure. The support structure must be at a minimum, constructed of steel. Wood supported structures will not be accepted.
- c. Allowed materials for principal buildings. All exterior vertical surfaces facing public right-of-way must be treated as a front and have an equally attractive or same fascia constructed from a façade from the following 1-7.
 - (i) Brick
 - (ii) Natural Stone or Stone Veneers;
 - (iii) Concrete tip-up panels or concrete block;
 - (iv) Decorative concrete block (color impregnated with a split faced, rubbed or textured surface);
 - (v) Glass Curtain Wall Panels;
 - (vi) Stucco or synthetic stucco;
 - (vii) Exterior insulation and finish systems (EIFS);
- d. Mechanical protrusions. All necessary mechanical protrusions visible from the public right-of-way must be screened or painted in a manner so they are not visually obvious and are compatible with the surrounding development. Satisfaction of this requirement must be demonstrated by the screening of the equipment in such a manner that it is not visible from a point six feet above any common property line or street right of way. Screening must consist of either a parapet wall along the roof's edge or by an opaque screen constructed of the same material as the building's primary vertical exposed exterior finish. The zoning administrator may determine that the equipment may be painted a neutral earth tone color, or color deemed similar by the zoning administrator or must be designed to be compatible with the architectural treatment of the principal building, which will satisfy the screening requirement. All mechanical protrusions must be highlighted on the site plan.
- e. New materials. The City recognizes that technologies change and new products are continually available which may not be listed as allowed under these building design requirements. If an applicant wishes to utilize a non-listed material, they must first receive approval from the City Council. In reviewing a request to consider a new material, the City will consider the following:

- i. Is the proposed material of sufficient quality to ensure on-going maintenance will
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not be of concern (applicant should provide detailed information on the proposed product and its history of use);

- ii Will the style, color, and appearance of the proposed product integrate with adjacent commercial properties and other materials currently allowed within the commercial zoning district;
- iii Will the style, color and appearance of the proposed product be acceptable in cases with visible from residential units on adjacent properties.

Subd 7. Landscape Standards

1. Landscaping will be required for all new industrial developments.
2. All Industrial uses must be screened from adjacent residential properties with berms, fencing, hedges, or other landscape materials. Earth berms shall not exceed a slope of 3:1. The screen shall be designed to provide an effective visual barrier during all seasons. Height of plantings shall be measured at the time of installation. Screening shall consist of earth mounds, walls, fences, and/or planted materials.
3. All storage, display, service, repair or processing must be conducted wholly within an enclosed building or behind an opaque fence or wall, berm or dense landscape material not less than six feet high, provided that materials stored shall not exceed the height of the fence, wall, berm or landscape materials. Outdoor storage is permitted only in conjunction with a principal building on the same property.
4. When an industrial development is located adjacent to any residential zoned parcel, an eight foot high opaque fence or wall, in addition to plantings must be erected to provide screening of the industrial use.

If an industrial development occurs prior to an adjacent residential development, it shall be the responsibility of the residential development to provide screening using a combination of fencing, plantings, and/or berming. Screening plans shall be reviewed and approved as part of the platting process.

Subd 7. Storage and Display.

All storage, display, service, repair or processing must be conducted wholly within an enclosed building or behind an opaque fence or wall not less than six feet high, provided that materials stored shall not exceed the height of the fence. Outdoor storage is permitted only in conjunction with a principal building on the same property.

Subd 8. Required Conditions.

- A. All uses shall comply with the regulations prescribed in the General Regulations provisions of this Chapter.
- F. All uses must comply with the Performance Standards provisions of this Chapter.
- G. Acceptable, approved sanitary service must be provided to accommodate structures.
- H. Zoning requests will be considered only on the basis of a comprehensive development plan for the entire area to be zoned and schematic plans for initial structures and site development.
- I. Rezoning requests will be considered only on the basis of a planned unit development except where the rezoning is contiguous to an existing commercial district. *Source: Ordinance 143 2nd Series, Effective date: February 8th, 2010.*

SEC. 11.52. GENERAL INDUSTRIAL DISTRICT (I-GEN).

Subd. 1. Purpose. In addition to the other objectives prescribed herein, the objectives in the General Industrial District are as follows:

- A. The provisions of this Section shall be administered and enforced in a manner to clearly support objectives of the City, community organizations, and civic groups to locate industrial development in the City.
- B. To reserve appropriately located areas for industrial and related activities.
- C. To protect areas appropriate for industrial uses from intrusion by inharmonious uses.
- D. To protect residential and commercial properties and to protect nuisance-free, nonhazardous industrial uses from noise, odor, insect nuisance, dust, dirt, smoke, vibration, heat and cold, glare, truck, and rail traffic, and other objectionable influences, and from fire, explosion, noxious fumes, radiation, and other hazards incidental to certain industrial uses.
- E. To provide opportunities for certain types of industrial businesses to concentrate in mutually beneficial relationships to each other.
- F. To provide adequate space to meet the needs of modern industrial development, including off-street parking and truck loading areas and landscaping.
- G. To provide sufficient open space around industrial structures to protect them from the hazard of fire and to minimize the impact of industrial plants and nearby uses.
- H. To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them.
- I. To provide locations where industries that desire larger sites and outside storage can operate with minimum restriction and without adverse effects on other uses.

Subd. 2. Permitted Uses.

- A. Any use permitted in I-PRK or I-PG Districts.

Subd. 3. Conditional Uses.

- A. Lime, gypsum or plaster of paris manufacturing.
- B. Distillation operations.
- C. Fertilizer manufacture.
- D. Any other use which is objectionable by reason of emission of odor, dust, dirt, smoke, gas, vibration or noise, or because of subjection of life, health or property to hazard.
- E. Junk yards, salvage yards, dumping grounds.

Source: Ordinance No. 93-8, Effective Date: 11-7-93

- F. Large L.P. tanks.

- G. Wireless Telecommunications Facilities *Source: Ordinance 115 2nd Series, Effective Date: 7-15-06*

Source: Ordinance No. 94-6 Effective Date: 9-26-94

Subd. 4. Lot, Yard, Area and Height Requirements.

Minimum Lot Size	5 Acres
width	300 ft.
depth	300 ft.

Minimum Yards	
front	75 ft.
side	50 ft.
rear	50 ft.

Maximum Lot Coverage	75%
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Maximum Height	50 ft.
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Accessory Structures	
Max. Height	40 ft.

front setback	75 ft.
side setback	50 ft.
rear setback	50 ft.

Subd. 5. Required Conditions.

- A. All uses shall comply with the regulations prescribed in the General regulations provisions of this Chapter.
- B. All uses must comply with the Performance Standards provisions of this Chapter.
- C. Acceptable, approved sanitary service must be provided to accommodate structures.
- D. Zoning requests will be considered only on the basis of a comprehensive development plan for the entire area to be zoned and schematic plans for initial structures and site development.
- E. Rezoning requests will be considered only on the basis of a planned unit development except where the rezoning is contiguous to an existing commercial district.

Source: Ordinance No. 93-8 Effective Date: 11-7-93

(Sections 11.53 and 11.54 reserved for future expansion.)

SEC. 11.55. PUBLIC AND QUASI-PUBLIC DISTRICTS (PUB) and (Q-PUB).

Subd. 1. Purpose. In addition to the other objectives prescribed herein, the objectives for the Public and Quasi-Public Districts are included to provide a procedure for the orderly establishment of public facilities, expansion of their operations, or change in the use of lands owned by governmental agencies and for the identification of drainage ways and quasi-public institutional uses.

Subd. 2. Permitted Uses. Permitted uses include all public and quasi public uses, buildings, and open spaces designated by the Council.

Subd. 3 Conditional Uses. Conditional uses include:

Private educational institutions provided that:

- 1. The lot the school is located on shall be a minimum of 20,400 square feet.
- 2. Side yards shall be a minimum of thirty (30) feet.
- 3. Adequate screening from abutting residential uses and landscaping is provided.
- 4. Adequate off street parking and access is provided on the site or on a lot directly abutting, directly across a public street or alley and that such parking is adequately screened and landscaped from surrounding and abutting residential uses.